



MCHUGO
HOMES

George Dixon Road, Harborne B17 8LQ



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Property Description

This well-presented terraced home offers a fantastic blend of versatile living space and family-friendly accommodation, further enhanced by the rare benefit of off-street parking via a driveway.

Upon entering, the property immediately impresses with its practical layout and sense of space. A standout feature is the converted garage, now providing a superb additional sitting room - ideal as a family living room, playroom, or family room - complete with built-in storage to keep everyday living effortlessly organised. The ground floor also benefits from a separate downstairs WC, adding further convenience for busy households. To the rear, the home opens into a bright and welcoming open-plan kitchen and dining space, filled with natural light and offering plenty of room for both cooking and entertaining. This space flows beautifully out to the private rear garden, which has been designed with low maintenance in mind - perfect for summer evenings, children playing, or simply relaxing outdoors.

Upstairs, the first floor provides two well-proportioned bedrooms along with a modern shower room, offering excellent flexibility for families, guests, or those working from home, and indeed could revert to the first floor living room commonly associated with such properties. The accommodation continues to the second floor with two further generously proportioned bedrooms, including a lovely principal suite with its own ensuite, complemented by an additional family bathroom.

With spacious living across three levels, multiple bathrooms, and excellent day-to-day practicality throughout, this is a home perfectly suited to modern family life.

Area

George Dixon Road sits within the ever-popular Lordswood Gardens development, conveniently positioned just off Bernard Road and City Road. This is a well-established David Wilson Homes neighbourhood, particularly well suited to families and professionals alike, with a welcoming community feel and excellent access to the city.

The location is exceptionally convenient for the Queen Elizabeth Hospital, City Hospital and the wider Medical Quarter, as well as the University of Birmingham, making it ideal for healthcare professionals, academics, and commuters. Harborne, Edgbaston Village and Bearwood are all within easy reach, offering a fantastic choice of independent cafés, quality restaurants, and everyday amenities.

Transport links are another standout feature, with straightforward routes into Birmingham city centre, along with quick access to the wider motorway network including the M5, M6 and M40, ideal for those needing to travel further afield.

Families are well catered for with a strong selection of schooling close by, including Shireland Primary, George Dixon Academy, Lordswood Girls High School and St Paul's School for Girls, along with a range of respected independent schools across Edgbaston. For outdoor space and leisure, residents benefit from nearby green spaces including Edgbaston Reservoir, Summerfield Park and Cannon Hill Park, perfect for weekend walks, cycling, and family days out. Further leisure facilities include Edgbaston Priory and Edgbaston Golf Club, while the city's premium shopping and lifestyle destinations such as The Mailbox and Bullring are also easily accessible.

Approach

Tarmac driveway, brick wall and shrubs to boundaries, paved pathway leading to front door and a 'Podpoint' vehicle electric charging point.

Hallway

Ceiling light point, radiator, laminate flooring, door to cloak room and further doors leading to:

Sitting Room

Double glazed window to front elevation, ceiling spot lights power points, laminate flooring, built in storage and plumbing for washing machine.

Kitchen Dining Room

Two 'Keylite' sky lights, ceiling light point, ceiling spot lights, power points, wall and base units, integrated appliances including; 'Candy' dishwasher, fridge and freezer, six gas ring hob and extractor fan above, 'Electrolex' double oven and double glazed French doors leading into the rear garden.

WC

Low level WC, wash hand basin, ceiling light point and radiator.

First Floor Landing

Ceiling light point, radiator, stairs leading to second floor and doors to:

Bedroom Two

Two double glazed windows to rear elevation, radiator, ceiling light point, laminate flooring, ceiling coving and power points.

Bedroom Three

Two double glazed windows to front elevation, laminate flooring, ceiling light point, radiator and power points.

Shower Room

Walk-in shower, wash hand basin, ceiling light point, low level WC, tiling to splash back areas and wall mounted heated towel rail.

Second Floor Landing

Laminate flooring, radiator, ceiling light point, ceiling hatch to access for the loft space, fitted storage and doors leading to:

Master Bedroom

Two 'Keylite' sky lights, built in wardrobes, laminate flooring, power points, radiator, ceiling light point and door leading to:

Ensuite

Walk-in shower, low level WC, wash hand basin, ceiling spot lights, wall mounted heated towel rail and part tiled walls.

Bedroom Four

Double glazed window to front elevation, laminate flooring, ceiling light point, radiator and power points.

Family Bathroom

Laminate flooring, 'Keylite' sky light, bath, low level WC, wash hand basin, tiling to splash back areas, wall mounted heated towel rail and ceiling light point.

Garden

Decked patio area with tiered artificial grass, fencing to borders and mature trees surrounding.

Further Details

Tenure: Freehold

Council Tax Band: D

EPC: D
Utility supply, rights and restrictions:
Utility supply
Broadband: FTTP
Electricity supply: Mains supply
Sewerage: Mains supply
Water supply: Mains supply
Other information
Estate fees: £80.46 every six months
Construction materials: Brick
Roof material: Tile

Disclaimer

With approximate measurements these particulars have been prepared in good faith by the selling agent in conjunction with the vendor(s) with the intention of providing a fair and accurate guide to the property.

However,
they do not constitute or form part of an offer or contract nor may they be regarded as representations, all interested parties must themselves verify their accuracy. No tests or checks have been carried out in respect of heating, plumbing, electric installations or any type of appliances which may be included.



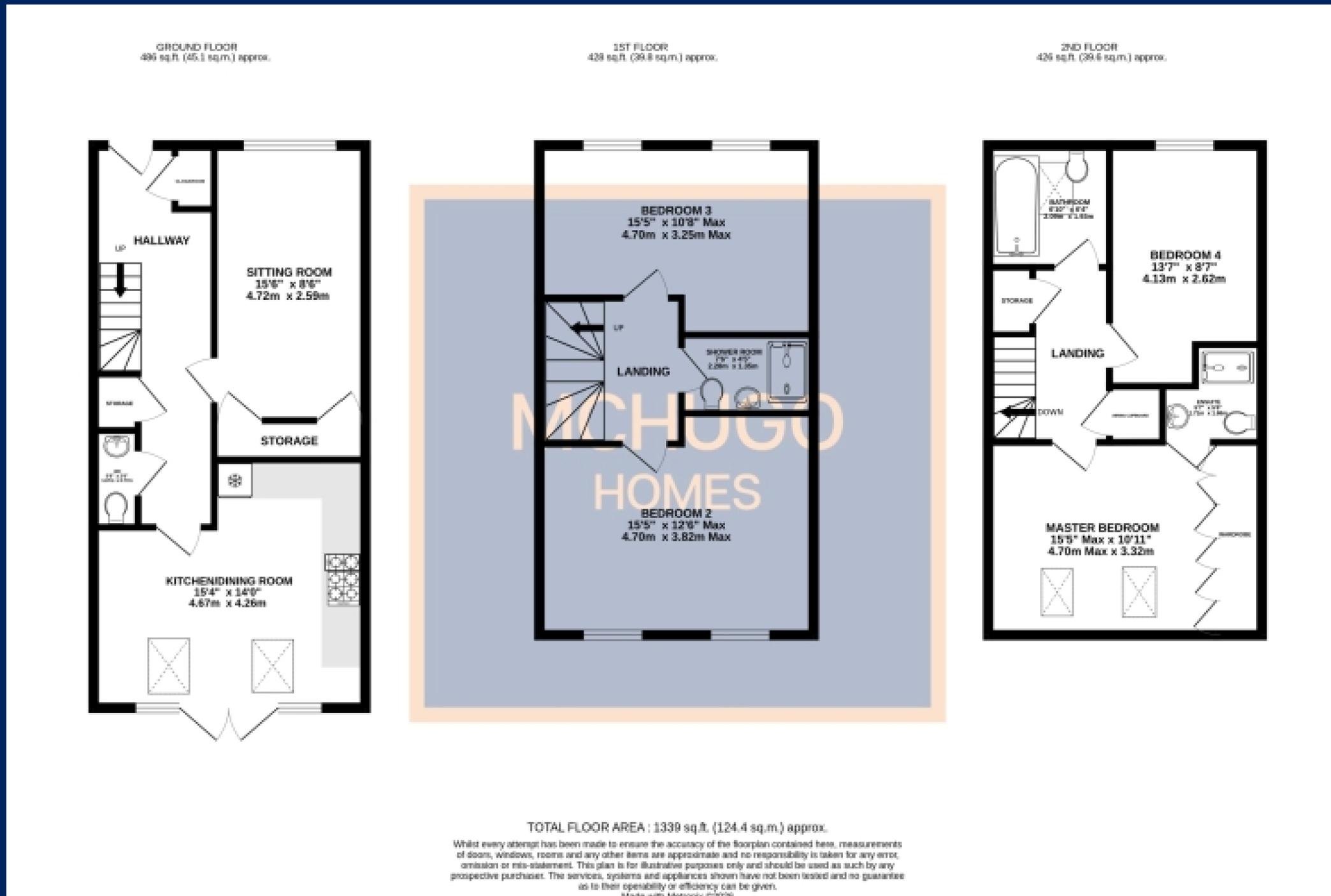




Key Features:

- Driveway
- Converted garage family room
- Ensuite + family bathroom
- Private, low-maintenance garden
- Two further bedrooms on the second floor
- Downstairs WC
- Shower room on the first floor
- Two bedrooms on the first floor
- Bright open-plan kitchen/diner
- No upward chain

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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